

Attachment
SMMC Item 12
September 22, 2008

Materials prepared by: C. Meyer/L. Soghor 9/16/08

**SANTA MONICA MOUNTAINS CONSERVANCY
GRANT APPLICATION**

Project Name: King Gillette Ranch Visitor Center	Amount of Request: \$ 2,040,000 Total Project Cost: \$ 4,080,000								
Applicant Name: Mountains Recreation & Conservation Authority	Amount of Match: \$ 2,040,000 Source of Match: National Park Service								
Applicant Address: 570 West Avenue 26, Suite 100 Los Angeles, CA 90065 Phone: 323-221-9944 Fax: 323-221-9934	Project Address: 26416 Mulholland Hwy Calabasas, CA 91302 <table border="1" style="width: 100%; border-collapse: collapse; margin-top: 5px;"> <tr> <td style="width: 33%; text-align: center;">County</td> <td style="width: 33%; text-align: center;">Senate</td> <td style="width: 33%; text-align: center;">Assembly</td> </tr> <tr> <td style="text-align: center;">Los Angeles</td> <td style="text-align: center;">23</td> <td style="text-align: center;">41</td> </tr> </table> Email: Lisa.Soghor@mrca.ca.gov			County	Senate	Assembly	Los Angeles	23	41
County	Senate	Assembly							
Los Angeles	23	41							

Grantee's Authorized Representative:

Cara Meyer, Contracts Officer <hr/> <i>Name and Title</i>	323-221-9944, x117 <hr/> <i>Phone</i>
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Person with day-to-day responsibility for project:

Lisa Soghor, Deputy Executive Officer for Developed Resources <hr/> <i>Name and Title</i>	323-221-9944, x105 <hr/> <i>Phone</i>
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Brief Scope of Work (60 words maximum):
 Design and construction of Interagency Visitor Center for the Santa Monica Mountains National Recreation Area at King Gillette Ranch, Phase One.

Funding Source Applied for: Proposition 84

Narrative/Project Description:
 King Gillette Ranch is a 588-acre property located in western Los Angeles County, in the heart of the Santa Monica Mountains. The park is the center of the Santa Monica Mountains National Recreation Area (SMMNRA) and is jointly operated by the National Park Service (NPS), California State Parks, Santa Monica Mountains Conservancy, and the Mountains Recreation and Conservation Authority (MRCA). The SMMNRA includes 153,250 acres and serves over 500,000 visitors each year.

The landscape at King Gillette Ranch is characterized by relatively flat oak-ringed meadowlands, valley oak savannah, coastal sage scrub, chaparral, and rolling hills. In addition to spectacular natural resources, the park contains highly significant identified cultural resources. The property's history dates back to early use by the Chumash people, but the most architecturally significant era began with the purchase and development of the property in 1926 by King Camp Gillette, founder of the Gillette Company. Gillette commissioned California architect Wallace Neff to design his estate. Further improvements were undertaken by the subsequent owner, director Clarence Brown, from 1935-1952. Nine structures from the Gillette-Brown area still exist on the property.

The proposed project is a joint effort of MRCA and NPS and consists of converting an existing 6,900-SF stable and courtyard into an Interagency Visitor Center for the SMMNRA. The subject property is owned by the MRCA. The Visitor Center will serve the public's interest by providing one-stop visitor information for all SMMNRA destinations while promoting efficient government by combining agency operating resources. Visitors will be encouraged to enjoy and protect not only the air, land and water resources of the site itself, but also the resources available throughout the region. The interpretive exhibits will include educational materials about the resources of the SMMNRA as well as the specific natural and historic resources of the property and the watersheds of the Santa Monica Bay. The Visitor Center will contain graphic and interactive displays about Southern California's natural coastal

resources including the important role of watersheds in the Santa Monica Mountains and of the Santa Monica Bay.

The stable building was designed by architect Wallace Neff and constructed in 1928. It is a wood-framed and adoblar brick structure. The stable is the first building encountered from the vehicular entrance on Mulholland Highway. An Inventory and Condition Assessment conducted in 2006 describes the stables as being in "poor condition", which may be a generous assessment. The building has sustained damage to the roof, exterior walls, interior walls, flooring and rafters, and is prone to flooding. In its current condition, it is not eligible for individual listing on the National Register; however it does contribute to the park's historic character and significance. Renovations to the structure will reflect the historic significance of the property and Wallace Neff's original architectural design.

Phase One of the project includes design services and construction of improvements to the building and site. It includes site surveys, schematic design, environmental compliance, construction documents, rehabilitation of the existing building shell and related site improvements. Phase Two construction will cover building interior improvements and interpretative exhibits. MRCA will administer all design and construction contracts with substantial involvement from NPS.

The National Park Service has obtained \$2,040,000 from their Centennial Challenge Cost-Share Program for the project. The Centennial program requires a 1:1 match of non-federal funds.

Analysis:

The Safe Drinking Water, Water Quality and Supply, Flood Control, River and Coastal Protection Bond Act of 2006 (Proposition 84), allocated funds to the Santa Monica Mountains Conservancy in Chapter 7, 75060(d)(1) of the Public Resources Code for the protection of beaches, bays and coastal waters and watersheds of the Santa Monica Bay, including projects to prevent the contamination and degradation of coastal waters and watersheds, projects to protect and restore the natural habitat values of coastal waters and lands, and projects and expenditures to promote the access to and enjoyment of the coastal resources of the state.

Chapter 1, Section 75005 of Proposition 84 defines the following terms:

(f) "Development" includes, but is not limited to, the physical improvement of real property including the construction of facilities or structures.

(i) "Interpretation" includes, but is not limited to, a visitor serving amenity that educates and communicates the significance and communicates the significance and value of natural, historical, and cultural resources in a way that increases the understanding and enjoyment of these resources.

(l) "Preservation" means rehabilitation, stabilization, restoration, development and reconstruction, or any combination of those activities.

(m) "Protection" means those actions necessary to prevent harm or damage to persons, property or natural resources or those actions necessary to allow the continued use and enjoyment of property or natural resources and includes acquisition, development, restoration, preservation and interpretation.

(n) "Restoration" means the improvement of physical structures or facilities. Restoration projects shall include the planning, monitoring and reporting necessary to ensure successful implementation of the project objectives.

The King Gillette Ranch Visitor Center project is within the Santa Monica Bay watershed and the coastal zone of the California Coastal Commission. The project will facilitate and promote public access and enjoyment of coastal resources of the state. All of the activities planned under this grant can be considered development, preservation, protection, or restoration for purposes of Proposition 84 because they physically improve the lands being used for the park. All of the project elements are visitor-serving amenities that educate and communicate the significance and value of natural, coastal and cultural resources.


All elements of the project fit within the definitions of eligible activities (development, interpretation, preservation, protection, restoration). In particular, as a public interpretive visitor center, the project as a whole serves an interpretive function for the purposes of Proposition 84. Conversion of the historic stable into a public visitor center falls under the definitions of preservation and protection as well as restoration. The definition of restoration specifically includes planning as an eligible activity. The terms "restoration" and "protection" are cross-referenced. Section 75060(d)(1) allocates funds for protection. Therefore, the surveys, environmental studies and design development contemplated under Phase One of this project are consistent with Proposition 84.

The General Obligation Bond Law provides that bond funds may be used for the construction and acquisition of "capital assets." Capital assets include major maintenance, reconstruction, demolition for purposes of reconstruction of facilities, and retrofitting work that is ordinarily done no more often than once every 5 to 15 years or expenditures that continue or enhance the useful life of the capital asset. "Capital assets" also includes equipment with an expected useful life of two years or more.

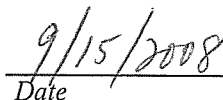
This project is for the development of a capital asset, that is, a land and water resource in the Santa Monica Bay watershed. As such, it is a proper expenditure of bond funds. In addition, the activities that this grant will fund will enhance the useful life of the stable structure and on that basis, as well, qualify as "capital assets" for purposes of the General Obligation Bond Law.

Tasks / Milestones:	Budget:
1 Planning/Construction	\$ 2,040,000.00

I certify that the information contained in this Grant Application form, including required attachments, is accurate.



Signature of Authorized Representative



Date

Form SMM-001

STATE OF CALIFORNIA ♦ THE RESOURCES AGENCY

SANTA MONICA MOUNTAINS CONSERVANCY

LOS ANGELES RIVER CENTER AND GARDENS
570 WEST AVENUE TWENTY-SIX, SUITE 100
LOS ANGELES, CALIFORNIA 90065
PHONE (323) 221-8900
FAX (323) 221-9001



September 15, 2008

John A. Saurenman
Supervising Deputy Attorney General
Office of the Attorney General
Lands Section
300 South Spring Street
Los Angeles, California 90013

**King Gillette Ranch Visitor Center
Proposition 84 Grant Application**

Dear John:

Enclosed please find a grant application submitted by the Mountains Recreation and Conservation Authority (MRCA) for matching funds for the renovation of and improvements to the stable at King Gillette Ranch. The MRCA requests funds to renovate the historic stable at King Gillette Ranch for use as a visitor center. The visitor center will be constructed and operated jointly with the National Park Service. The Park Service has asked the MRCA to match \$2,040,000 from the Centennial Challenge Cost-Share program.

The MRCA is requesting a grant from the Conservancy's fiscal year 07/08 Proposition 84 appropriation, pursuant to Public Resources Code Section 75060, subdivision (d)(1). The attached application describes the project in greater detail.

Public Resources Code section 75060(d)(1) allocated the sum of \$20,000,000 to the Conservancy for protection, which includes by definition restoration, planning, preservation, development and interpretation, of watersheds of the Santa Monica Bay and projects and expenditures to promote the access to and enjoyment of the coastal resources of the state.

Proposition 84 defines "protection" to mean "those actions necessary to prevent harm or damage to persons, property or natural resources or those actions necessary to allow the continued use and enjoyment of property or natural resources and includes acquisition, development, restoration, preservation and interpretation. (*Id.*, § 75005, *subd.(m).*)

Section 16727 of the Government Code provides that bond funds may be used for the construction and reconstruction of capital assets. Allowable costs include planning,

John Saurenman
September 15, 2008
King Gillette Ranch Visitor Center
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engineering, design work, architectural, construction management, and environmental impact reports and assessments.

Pursuant to Provision 1 of the Budget Control Language the Conservancy requests that your office review the enclosed application for a grant and provide the Conservancy with advice as to whether the proposed grant is in compliance with the General Obligation Bond Law.

The application for the grant will be considered at the September 22, 2008 hearing of the Conservancy. The Park Service needs to secure the match by September 30, 2008.

Sincerely,

A handwritten signature in cursive script, appearing to read "Laurie Collins".

LAURIE COLLINS
Chief Staff Counsel

Attachment